

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale - 12 Lincoln Street, Wendouree Vic 3355

### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$359,000

&

\$365,000

### MEDIAN SELLING PRICE

Median price

\$252,250

House

x

Suburb or  
locality

Wendouree

Period - From

01/07/2017

30/09/2017

REIV

### COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be comparable to the property for sale.

Address of comparable property	Price	Date of Sale
57 Rowan Pde WENDOUREE 3355	\$370,000	21/03/2017
55 Grandview Gr WENDOUREE 3355	\$350,000	15/09/2017
21 Fisher St WENDOUREE 3355	\$350,000	26/07/2017



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.